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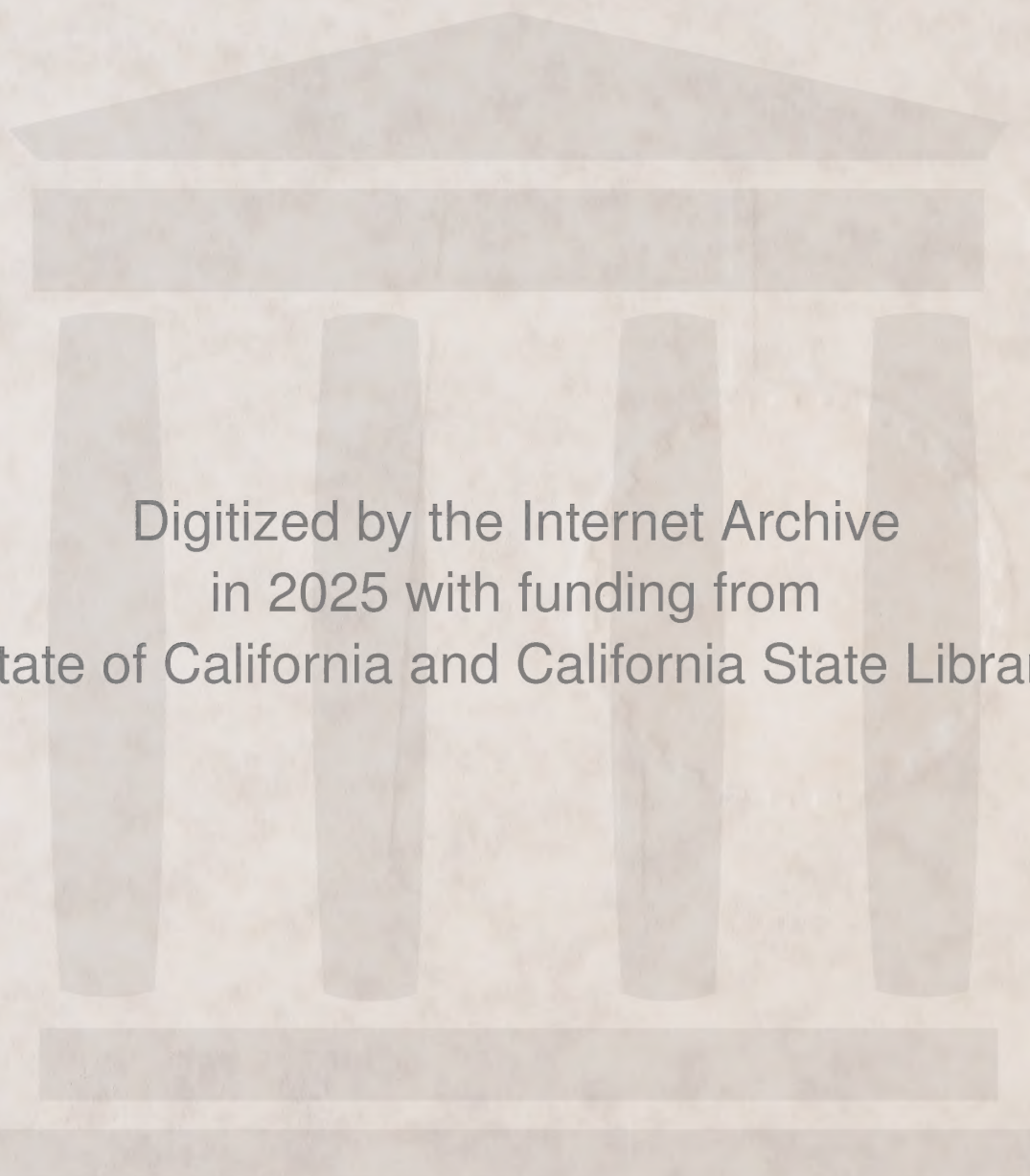


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LAND FOR GROWTH AND DEVELOPMENT



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Land for Growth and Development

CITY COUNCIL

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Milton Krieger
Mayor Pro Tem

Walt Donovan
Councilman

Kathryn L. Barr
Councilwoman

Elerth S. Erickson
Councilman

Richard R. Powers
City Manager

*Land use, Urban -- CA --
Garden Grove*

1 Garden Grove,

Prepared by
2 Public Works and Development Department
November, 1977

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LAND FOR GROWTH AND DEVELOPMENT

... AN INVENTORY OF LAND WITH DEVELOPMENT POTENTIAL

LOCATION

The City of Garden Grove is located near the center of one of the fastest growing counties in the United States and the hub of residential, commercial and industrial development. Just 25 miles from downtown Los Angeles and 90 miles from San Diego, Garden Grove is strategically located in the heart of the dynamic Southern California market area.

Garden Grove is 85 feet above sea level and within its incorporated boundaries are 17.4 square miles. The average low temperature is 65 degrees and the average high is 80 degrees.

POPULATION

The latest State Population Certification reflects a population of 118,000. Garden Grove is the fourth largest city in Orange County, seventeenth largest in California and is populated by young families; nearly half the city population being under 25 years of age. The median annual family income is approximately \$12,000.

TRANSPORTATION

Garden Grove is conveniently linked to all points within the Southern California area by access to seven major freeways and is served locally by four freeways: the Garden Grove, the San Diego, the Santa Ana and the Pomona.

The city is served directly by the Southern Pacific Railroad and through interchange arrangements, the Union Pacific and Atchison Topeka & Santa Fe Railroads.

Over thirty-five major motor freight carriers service the area. Two transcontinental bus lines offer service to the community with inter-city and local transportation supplied by the Southern California Rapid Transit District. The Orange County Transit District provides intra-county bus service.

Garden Grove will be served in the future by the newly designated mass rapid transit corridor which runs through the geographic and community center of the city.

The Long Beach Airport is located eleven miles and the Orange County Airport is located only seven miles from the city. Both airports offer intra-state service with connecting air freight, and passenger service with the Los Angeles-Long Beach Harbor within fifteen miles of Garden Grove.

UTILITIES

Dependable, low-cost electricity is provided by Southern California Edison Company, and the Southern California Gas Company provides natural gas, the sources of which are local and inter-state. Telephone service in the Garden Grove area is supplied by two of the nation's largest independent operating telephone companies, Pacific Telephone & Telegraph and General Telephone.

The City of Garden Grove supplies water to industrial, commercial and residential areas. The Orange County Sanitation Districts have two treatment plants with a capacity of 210,000,000 gallons a day. Major sewerage trunk lines in Garden Grove will accommodate up to 30,000,000 gallons daily.

PUBLIC SAFETY

The City of Garden Grove maintains seven fire stations and has a police force of over 130 officers. The department utilizes the latest law enforcement equipment available.

COMMUNITY CENTER DISTRICT

The City has established a Community Center District comprising 350 acres in the historical and geographical center of the city. All land within this area carries special zoning designation. These zones include public buildings, office, commercial, high-density office-residential, high-density residential, single-family residential and industrial.

Opportunities to invest and grow in this youthful and ambitious city are broad and varied. There are approximately 410 acres of vacant, developable land situated throughout the city. These include sites for residential, office, commercial and industrial development. Information concerning vacant land with development potential can be obtained by contacting the Public Works and Development Department, City of Garden Grove, 11391 Acacia Parkway, Garden Grove, California 92640, telephone (714) 638-6831.

ZONING CLASSIFICATIONS

R1-E – ONE FAMILY RESIDENTIAL-ESTATE

Single family developments on lots ranging from 1/3-acre up.

R1 – ONE-FAMILY RESIDENTIAL

Single family developments on lots ranging from 6,000 to 11,000 square feet.

R2 – LIMITED-MULTIPLE RESIDENTIAL

Low density multiple developments ranging from one unit per 2,000 square feet to one unit for each 3,600 square feet of lot area.

R3 – MULTIPLE RESIDENTIAL

Medium density multiple developments of not more than one unit per 1,800 square feet of lot area.

R4 – HIGH DENSITY RESIDENTIAL

High density multiple residential developments of up to one unit for each 1,200 square feet of lot area density.

R5 – HIGH RISE/HIGH DENSITY RESIDENTIAL

Permits multiple residential buildings of up to twelve stories in height at a density similar to R4 Zone.

OP – OFFICE-PROFESSIONAL

Provides exclusive zoning for general office and professional service facilities.

C1 – LIMITED COMMERCIAL

Light commercial developments of primarily a retail service nature.

C2 – GENERAL COMMERCIAL

Heavy commercial facilities, including certain outdoor retail operations.

CM – COMMERCIAL-MANUFACTURING

Transitional uses that evince both commercial and limited manufacturing characteristics.

M1 – LIGHT INDUSTRIAL

Light manufacturing operations that are conducted within a completely enclosed building.

M2 – HEAVY INDUSTRIAL

Heavy manufacturing operations.

MP – INDUSTRIAL PARK

Quality Industrial park developments adhering to site development and operations standards.

PUD – PLANNED UNIT DEVELOPMENT (ALL ZONES)

A development technique which permits flexibility by way of departure from rigid zone requirements in return for compensating features.

CC-P COMMUNITY CENTER-PUBLIC BUILDINGS

Government administrative building development.

CC-O – COMMUNITY CENTER-OFFICE

Business and professional office development.

CC-C – COMMUNITY CENTER-COMMERCIAL

Commercial development and supporting services.

CC-R – COMMUNITY CENTER-MEDIUM DENSITY RESIDENTIAL

Medium density multiple family residential development of up to one unit per 1,200 square feet of lot area.

CC-OR – COMMUNITY CENTER-OFFICE AND HIGH DENSITY RESIDENTIAL

High density multiple family residential development, includes office and bank buildings of up to one unit per 900 square feet of lot area.

CC-MP – COMMUNITY CENTER-INDUSTRIAL PARK

Quality industrial park development.

CC-R1 – COMMUNITY CENTER-SINGLE FAMILY RESIDENTIAL

Quality single family residential development.

USING THE INVENTORY . . .

PARCELS

Land areas delineated as being vacant are not necessarily descriptive of a single entity; in many cases the area shown comprises a number of legal lots. Only parcels having 10,000 square feet or greater are included in this inventory.

AREA MEASUREMENTS

Acreage figures are not intended to convey precise measurements, but are, however, reasonably accurate based on information gathered at the time of preparation of this document.

ZONING

A literal interpretation of zone classifications assigned to the various vacant land entries could be misleading. In many cases vacant properties that are shown as entities transcend more than one zone classification. Moreover, the classifications shown represent existing zoning at the time of this publication, which in some cases is not necessarily reflective of the highest and best use.

GENERAL PLAN DESIGNATIONS

Frequently the general plan designation for a parcel does not correspond to its zoning classification. Where this occurs, the zoning must be changed to bring it into conformance with the general plan designation prior to development of the parcel. This zone change can normally be accomplished as part of the City's site plan review process. Alternatively, the general plan land use designations can also be changed. Such changes, however, can be considered by the City only three times a year and require the payment of a substantial fee if initiated by a private citizen.

GENERAL PLAN DESIGNATIONS

LDRE – LOW DENSITY RESIDENTIAL ESTATE

Estate areas having a net residential density of 1-3 dwelling units per acre.

LDR – LOW DENSITY RESIDENTIAL

Low density areas are those having a net residential density of 0-10 dwelling units per acre.

MDR – MEDIUM DENSITY RESIDENTIAL

Medium density areas are those having a net residential density of 11-24 dwelling units per acre.

HDR – HIGH DENSITY RESIDENTIAL

High density residential areas are those having a net residential density of 25-48 dwelling units per acre.

COMM – COMMERCIAL

Included within the commercial land use category are those retail and service establishments serving a neighborhood, community, or regional clientele. Office-professional uses, complementary to surrounding commercial uses are also included within the commercial category.

OP – OFFICE PROFESSIONAL

Office-professional category contains those uses devoted to business and professional offices including but not limited to medical, real estate, law and financial institutions. No uses involving the display or sale of goods are included in the office-professional category.

IND – INDUSTRIAL

This category is devoted to uses involving manufacturing, repairing, testing, processing, warehousing, wholesaling, research or treatment of products and related facilities.

OS – OPEN SPACE

Included within the Open Space designation are public parks, public education facilities, public flood control and/or retarding basin facilities, water wells and reservoir facilities, public and private golf courses excluding driving ranges and private non-profit community service recreation facilities.

PUD – PLANNED UNIT DEVELOPMENT

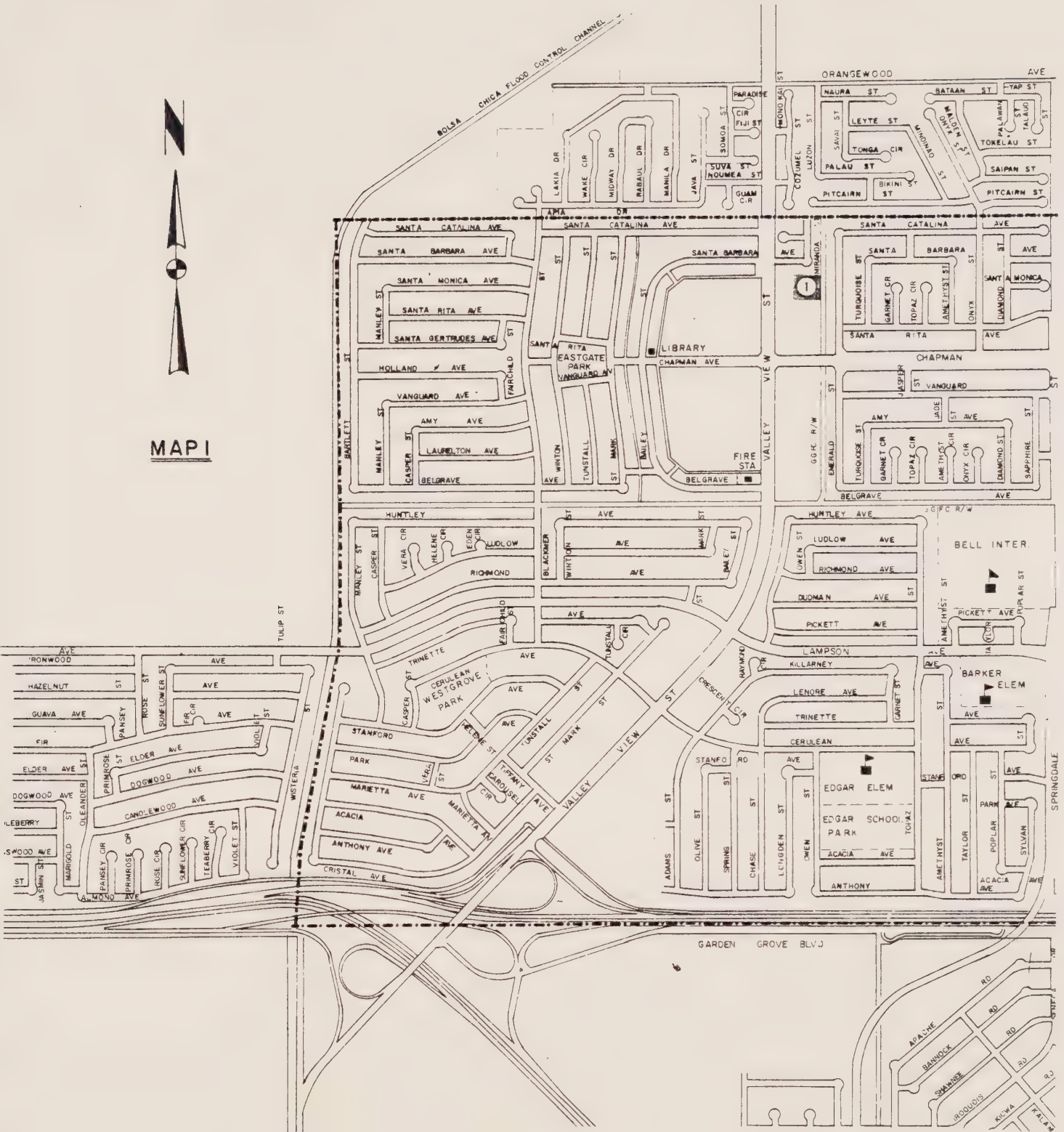
A development technique to provide flexibility, the PUD overlay insures a proper amount of control in the future development or redevelopment of these designated areas.

LEGEND FOR MAP 1

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	C-2	COMM	1.1	130-352-18



MAP I



LEGEND FOR MAP 2

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	C1	COMM	1.1	217-251-02
2	PUD	IND-PUD	3.6	131-341-42
3	PUD	IND-PUD	5.8	131-341-32
4	PUD	IND-PUD	5.0	131-341-33
				131-341-34
5	PUD	IND-PUD	6.2	131-341-61
				131-341-62
				131-341-63
6	PUD	IND-PUD	31.6	131-341-14
				131-341-58
				131-341-64
				131-341-65
7	PUD	IND-PUD	6.0	131-341-49
8	MP	IND	3.7	131-574-23
9	MP	IND	3.4	131-574-20
10	MP	IND	2.7	131-574-34
				131-574-35
11	MP	COMM	0.3	131-575-26
12	MP	IND	6.5	131-575-12
13	M1	IND	0.8	131-601-05
				131-601-06
14	C2	COMM	9.2	131-573-07

LEGEND FOR MAP 3

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	OP	COMM	1.0	132-041-20
2	R1	LDR	3.7	132-041-21
				132-041-19
				132-041-40
				132-041-39
				132-041-33
				132-041-42
				132-041-41
				132-041-36
3	R1	LDR	2.0	133-271-02
				133-271-12
4	R1	LDR	0.5	133-271-03
5	R2	LDR	0.7	133-262-50
6	C1	COMM	0.5	132-071-05
7	C1	COMM	0.4	132-071-10
8	C1	COMM	0.8	132-071-34
				132-071-35
9	R1	LDR	0.6	132-193-06
10	C1	LDR	0.3	132-313-25
11	R1	LDR	0.9	132-331-39
				132-331-40
12	R1	LDR	0.3	133-412-10



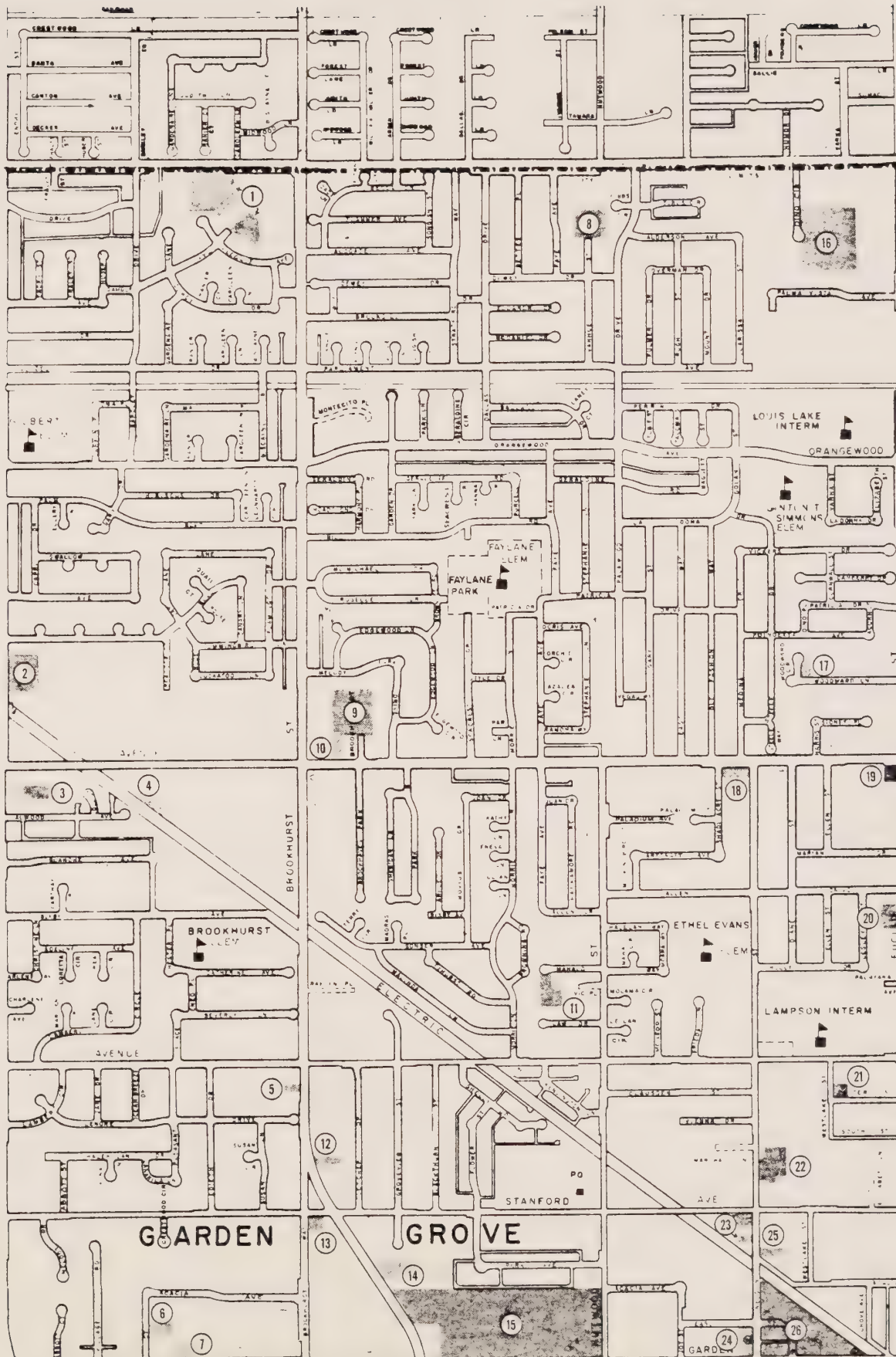
MAP 3

LEGEND FOR MAP 4

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	C1	COMM	3.7	132-111-03 132-111-11 132-111-13
2	C1	COMM	1.6	132-402-01
3	C1	COMM	0.5	133-091-42 133-091-03
4	C1	COMM	0.3	133-111-29 133-111-35
5	OP	LDR	0.3	133-352-22
6	R3	COMM	0.5	133-371-12
7	C2	COMM	0.4	133-371-16
8	R1	LDR	1.9	89-542-17
9	C1	LDR	3.3	89-323-23
10	C1	COMM	0.5	89-323-20
11	R1	LDR	1.0	89-272-43 89-272-44
12	OP	OP	0.3	89-222-31
13	C2	COMM	0.3	89-661-01
14	C2	COMM	0.4	89-662-23
15	C2	COMM-PUD	21.8	89-072-30 89-072-31 89-072-34 89-072-35 89-072-36 89-072-37 89-072-38 89-072-40 89-072-51 89-072-61 89-072-63
16	C1	COMM-PUD	5.7	89-010-44 89-010-47
17	R1	LDR	0.2	89-531-23
18	OP	MDR	0.6	89-142-01 89-142-20
19	C1	COMM	0.3	89-253-14
20	R1	LDR	0.7	89-264-26
21	CC-OR	HDR-PUD	0.4	89-181-01 89-181-25 89-181-26
22	CC-OR	HDR-PUD	1.4	89-190-03 89-190-57 89-190-59
23	M1	IND	0.7	89-190-04
24	C2	COMM	0.7	89-092-01 89-092-16 89-092-17 89-092-18

LEGEND FOR MAP 4 (continued)

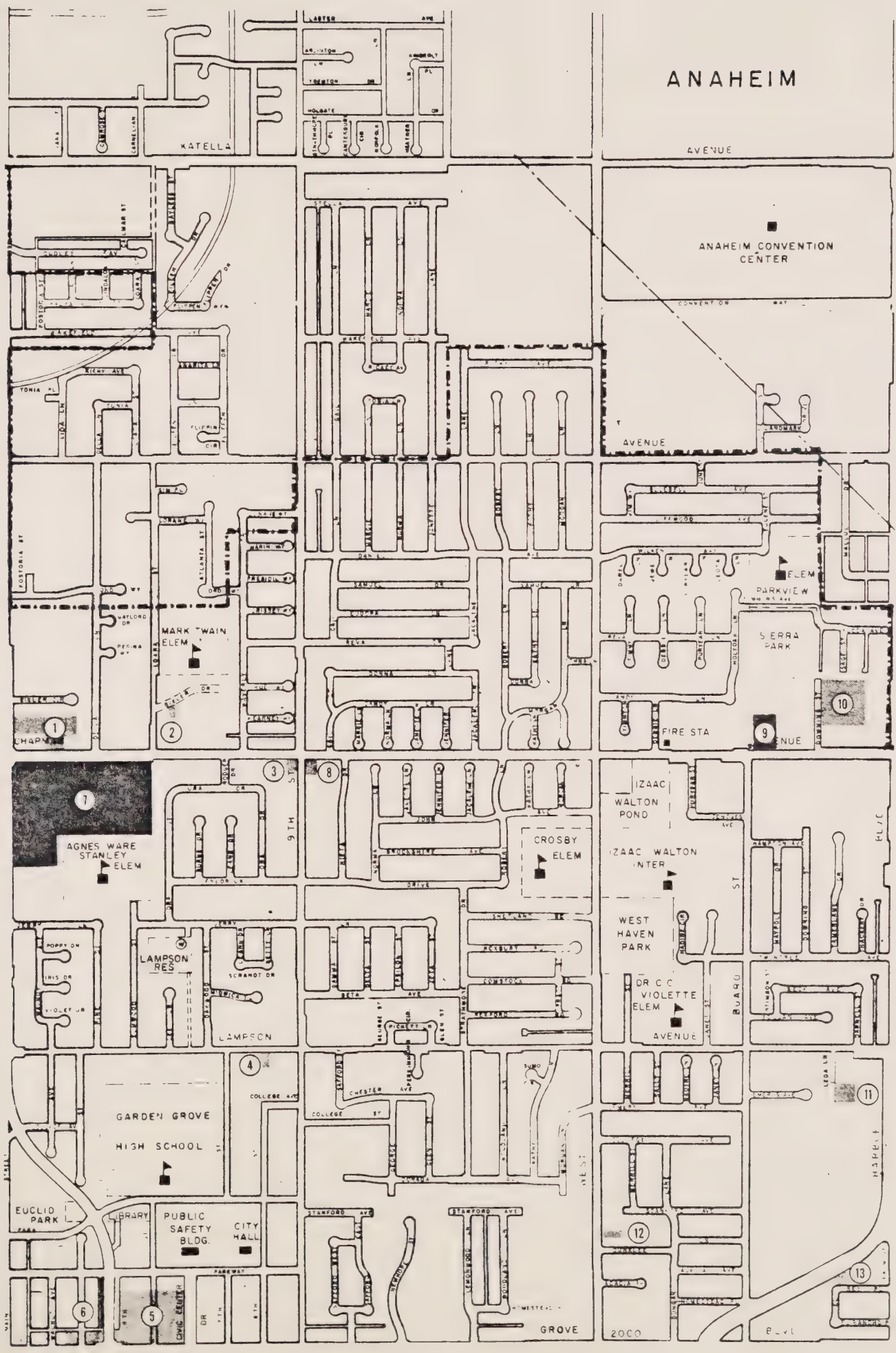
NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
25	GC-OR	HDR-PUD	0.2	89-201-11 89-201-12 89-201-13
26	CC-MP	IND-PUD	15.4	89-210-01 89-210-02 89-210-03 89-210-05 89-210-06 89-210-07 89-210-08 89-210-09 89-210-10
	CC-C	IND-PUD		89-211-01 89-211-02 89-211-03 89-211-04 89-211-05 89-211-06 89-211-07 89-211-08



MAP 4

LEGEND FOR MAP 5

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	C1	COMM	2.1	90-641-25 90-641-26
2	R1	LDR	0.3	90-041-09
3	R1	LDR	0.3	90-272-25
4	CC-R	HDR-PUD	0.5	90-110-54
5	CC-O	OP-PUD	6.0	90-164-02 90-164-03 90-164-04 90-164-05 90-164-07 90-164-08 90-164-09 90-164-11 90-164-12 90-164-13 90-164-14 90-164-15 90-164-21 90-164-22 90-164-23 90-165-01 90-165-02 90-171-06 90-177-07 90-177-08 90-177-22 90-177-23 90-177-24
6	C1	COMM-PUD	1.3	90-163-13 90-163-25 90-163-26 90-163-30 90-163-32
7	OP	OP-PUD	37.0	90-050-01 90-050-21
8	R1	LDR	0.4	90-212-30
9	R1	MDR	2.4	137-091-03
	OP	MDR		137-091-06
10	C2	COMM-PUD	5.2	137-102-25
11	R1	LDR	0.8	138-121-16
12	R1	LDR	0.3	138-071-02
13	R3	OP-PUD	0.3	138-102-06



ANAHEIM

ANAHEIM CONVENTION CENTER

MARK TWAIN ELEM

AGNES WARE STANLEY ELEM

LAMPSON RES

GARDEN GROVE HIGH SCHOOL

PUBLIC SAFETY BLDG. CITY HALL

IZAAC WALTON POND

IZAAC WALTON CENTER

WEST HAVEN PARK

DR CC VIOLETTE ELEM

LIBRARY

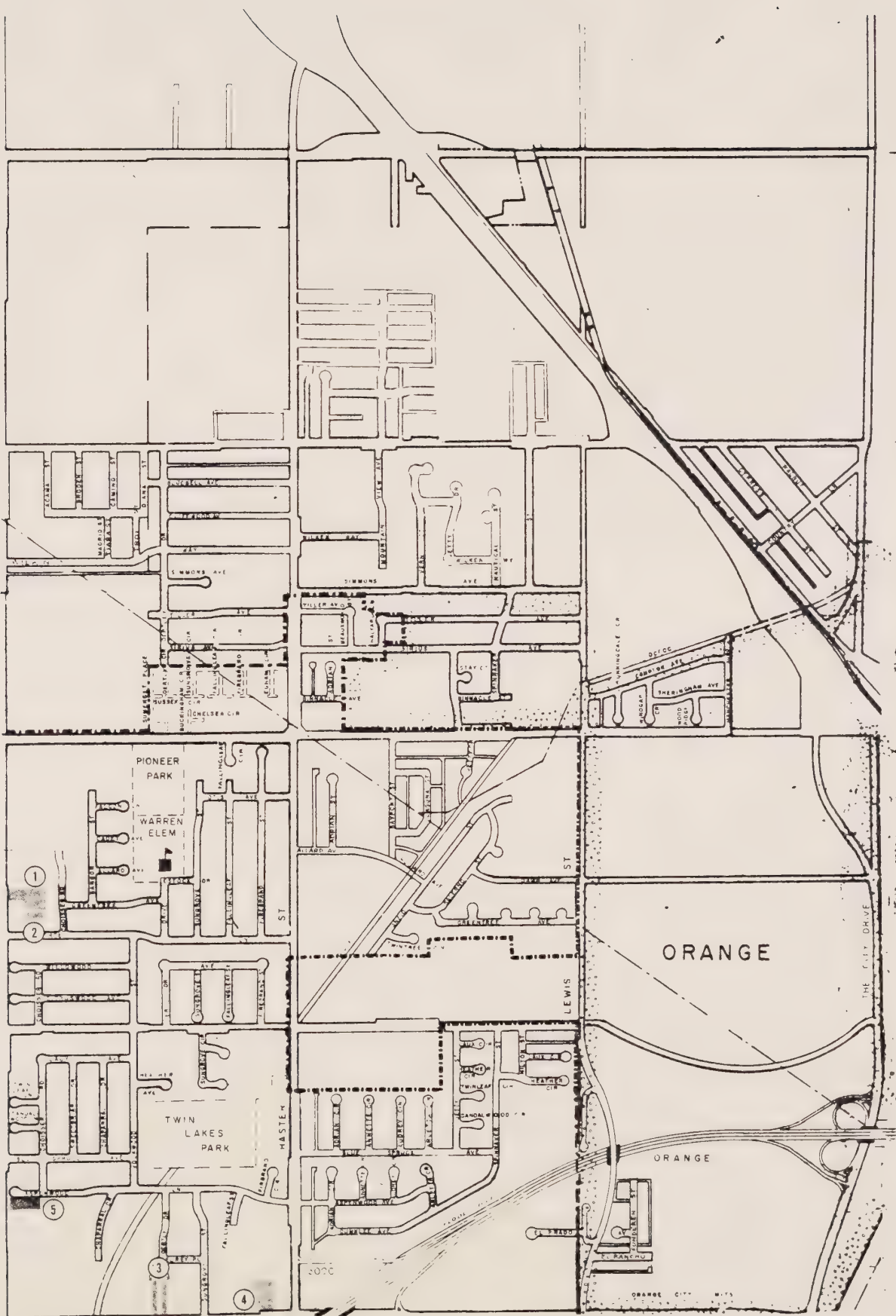
GROVE

MAP 5



LEGEND FOR MAP 6

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER
1	C2	COMM-PUD	1.6	138-201-14 138-201-15
2	C1	COMM-PUD	0.4	138-201-13
3	C2	MDR	0.7	138-264-19 138-264-21
4	C2	COMM	1.5	138-371-06 138-271-09
5	R1	LDR-PUD	0.9	138-236-11



MAP 6



LEGEND FOR MAP 7

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	C2	COMM	0.3	96-282-01
2	R3	MDR	2.2	96-273-03
				97-023-01
				97-023-02
3	R3	MDR	1.4	97-213-12
				97-213-27
4	R1	MDR	0.8	97-650-01
5	C2	COMM	0.7	97-230-21
				97-230-22
6	R3	MDR	1.0	97-230-19
7	R1	LDR	2.2	97-221-28
				97-221-35
8	R1	LDR	3.5	97-221-26
9	R3	LDR	8.5	97-230-19
				97-230-27
				97-221-35
10	R1	LDR	0.8	97-271-31
11	R1	LDR	4.4	97-271-22
				97-271-23
				97-271-24
				97-271-25
				97-271-26
				97-271-32
12	C2	COMM	1.0	97-630-02
13	C2	COMM	0.8	97-364-06
				97-364-07
				97-364-05
				97-364-08
14	C2	COMM	0.5	97-364-03
15	C2	COMM	1.6	97-364-06
				97-364-07
				97-364-05
				97-364-02
16	C1	COMM	0.4	97-643-01
17	C2	COMM	0.3	97-574-02
				97-574-03
18	C2	COMM	2.1	98-011-09
				98-571-01
19	C2	COMM	2.1	98-581-03
20	C2	MDR	4.5	98-222-01
				98-222-04
				98-222-05
21	C2	COMM	1.2	98-222-05
				98-222-08
22	C2	COMM	2.0	98-070-09
				98-070-10
				98-070-21
				98-070-30
				98-070-66
				98-070-67

LEGEND FOR MAP 7 (continued)

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
23	C2	COMM	2.0	98-070-56
24	R3	MDR	0.7	98-070-58 98-212-23 98-212-60
25	C2	MDR	0.4	98-212-55
26	C1 & R1	IND-PUD	2.5	98-090-58

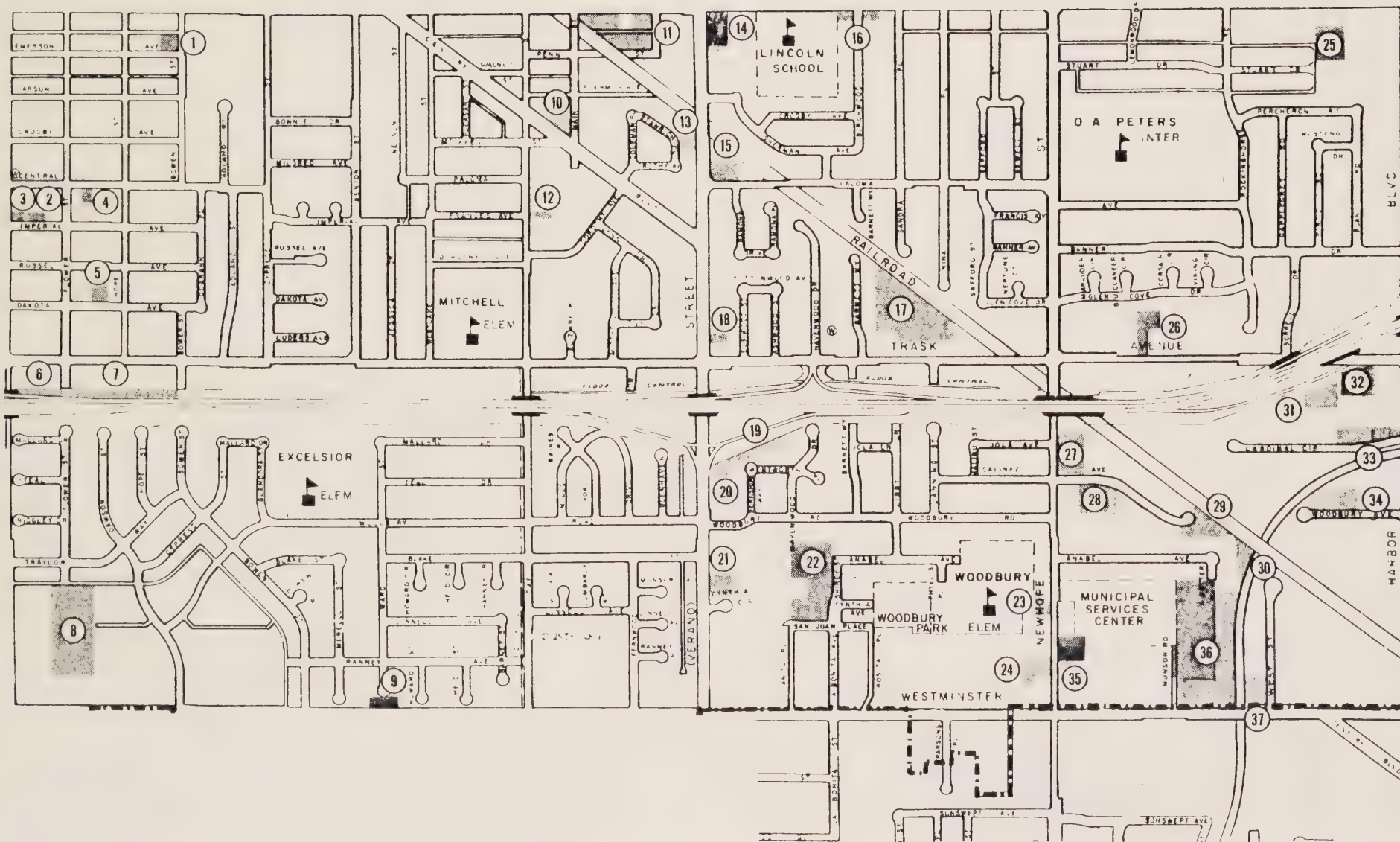


LEGEND FOR MAP 8

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	R1	COMM	0.3	99-013-03 99-013-08
2	R2	COMM	0.2	99-031-11
3	C1	COMM	0.2	99-031-10
4	R1	LDR	0.2	99-032-02
5	R3	LDR	0.3	99-042-14 99-042-15
6	R1	IND-PUD	0.5	99-313-14 99-313-29 99-313-31 99-313-32 99-313-33
7	R1	IND-PUD	1.1	99-211-20 99-311-21 99-311-24 99-305-77 99-305-71 99-305-78 99-305-76 99-305-72
8	C1	COMM	2.9	99-344-09
9	R1	LDR	0.6	99-504-40
10	CC-C	COMM-PUD	0.4	99-113-03
11	CC-C	COMM-PUD	2.5	99-101-03 99-102-01 99-102-02 99-102-03 99-102-04 99-102-05 99-102-18 99-102-21 99-102-22 99-102-23 99-102-29 99-102-30 99-102-31 99-102-32 99-102-33 99-102-35 99-102-37
12	CC-O	MDR-PUD	0.3	99-131-06
13	CC-C	COMM-PUD	0.3	99-112-17
14	CC-O	OP-PUD	1.0	100-013-05 100-013-06 100-013-07 100-013-08 100-013-11 100-013-12

LEGEND FOR MAP 8 (continued)

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
15	PUD	OP-PUD	0.6	100-024-01
16	OP	OP	0.4	100-032-38 100-013-44
17	R1	LDR	4.4	100-083-02 100-083-03 100-083-04 100-083-05
18	CC-O	OP-PUD	0.3	100-101-48 100-101-49
19	R1	COMM	1.3	100-312-70 100-321-01
20	C1	COMM	0.5	100-321-24
21	OP	MDR	0.3	100-391-16
22	R3	MDR	4.1	100-391-13
23	R1	IND	0.5	100-141-04
24	R1	IND	0.9	100-141-09 100-141-10
25	C2	COMM	1.3	100-501-14 100-501-21 100-501-22
26	R1	MDR	0.8	100-362-27 100-362-28
27	M1	IND	1.7	100-611-01 100-611-02 100-611-18
28	M1	IND	1.9	100-611-14 100-611-15
29	M1	IND	0.9	100-611-09 100-611-10
30	M1	IND	1.2	100-471-17 100-471-12
31	M1	IND	0.7	100-122-20 100-122-24
32	CM	COMM	1.0	100-122-12 100-122-22
33	CM	COMM	0.7	100-122-08
34	M1	IND	1.9	100-123-05
35	M1	IND	1.8	100-130-05 100-130-21 100-472-13
36	M1	IND	8.7	100-590-28 100-590-30 100-590-34 100-590-36 100-590-39 100-590-41 100-590-43 100-590-45 100-590-47 100-590-48
37	M1	IND	0.8	100-591-04



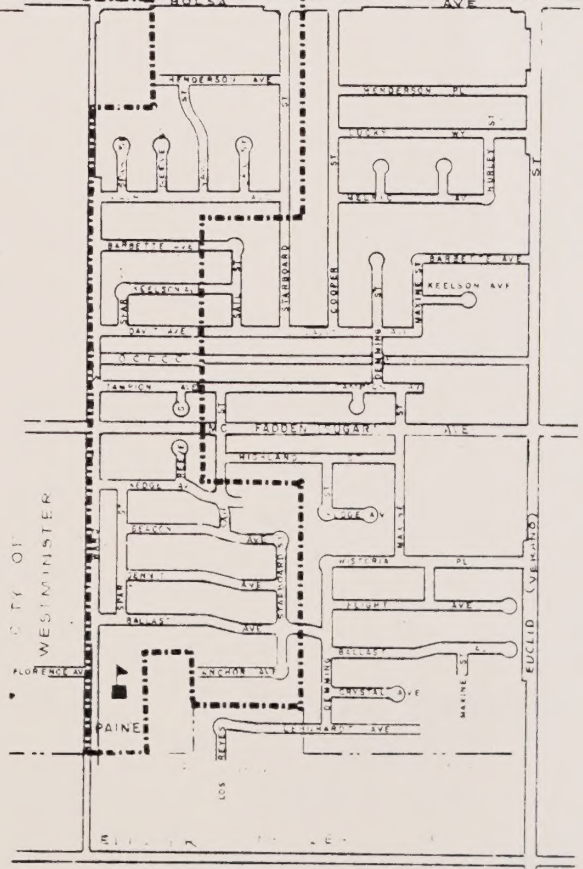
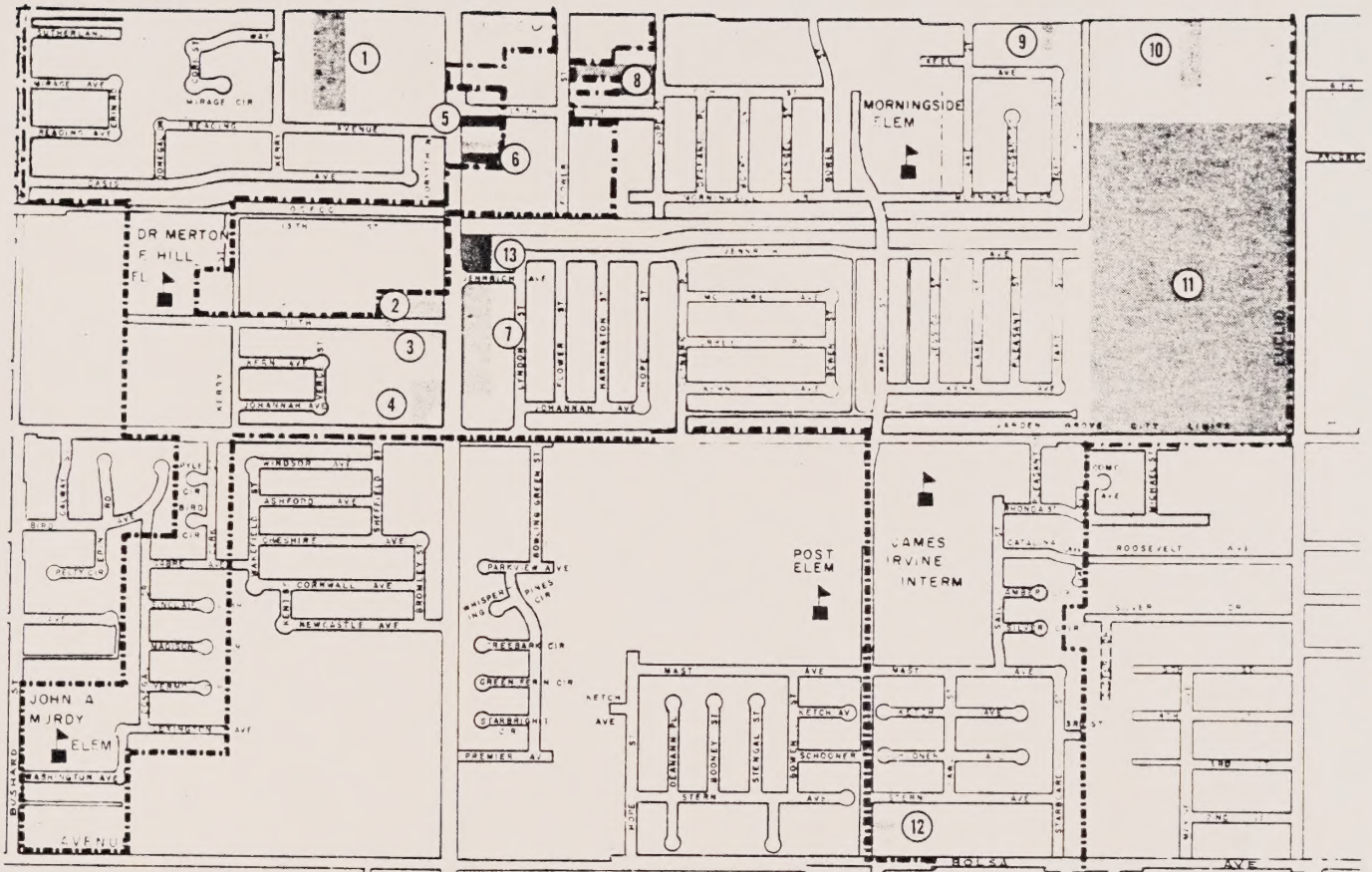
MAP 8

LEGEND FOR MAP 9

No.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER'S
1	R3	COMM	1.0	101-080-63
2	C2	COMM	1.0	101-452-08
				101-452-09
3	R1	LDR	7.9	101-020-07
				101-020-09
				101-020-17
				101-020-46
				101-020-47
4	C2	OS	1.4	141-541-06
5	R3	OS	0.7	141-541-06
				141-541-10
6	C2	COMM	2.8	101-034-16
7	C2	COMM	4.0	101-621-11

LEGEND FOR MAP 10

NO.	ZONE	GENERAL PLAN DESIGNATION	AREA (ACRE)	ASSESSOR'S PARCEL NUMBER(S)
1	C1	COMM	2.7	98-360-45 98-360-46
2	C1	MDR	0.6	98-120-26
3	C1	COMM	0.3	98-131-43
4	C1	COMM	1.1	98-131-50
5	R1	MDR	0.5	99-173-01
6	R3	MDR	0.9	99-173-03 99-173-04
7	C1	COMM	3.9	99-604-20
8	R1	MDR	1.6	99-162-07 99-162-10 99-162-25 99-162-35 99-162-36
9	C1	MDR	0.7	99-491-35
10	C2	COMM	1.7	99-181-10
11	R1	LDR-PUD	54.3	99-181-08 99-181-09
12	C1	COMM	0.3	99-513-30
13	C1	COMM	1.2	99-601-08 99-601-10



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